

DOCUMENT #5403 P.4
ADOPTED 5/22/91
(SEE ALSO SEPARATE BINDER)

RESOLUTION OF THE BOSTON REDEVELOPER AUTHORITY RE: FINAL DESIGNATION OF PARCEL 150 ASSOCIATES AS REDEVELOPER, AUTHORIZATION FOR DIRECTOR TO PETITION THE PUBLIC IMPROVEMENTS COMMISSION (PIC) TO DISCONTINUE A PORTION OF THIRD AVENUE, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND PROPOSED DISPOSITION OF PARCEL 150, IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS,, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the PARCEL 150 ASSOCIATES has expressed an interest and submitted a satisfactory proposal for the development of Parcel 150 in the Charlestown Navy Yard; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

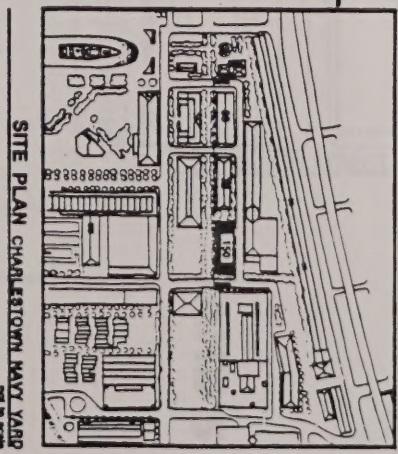
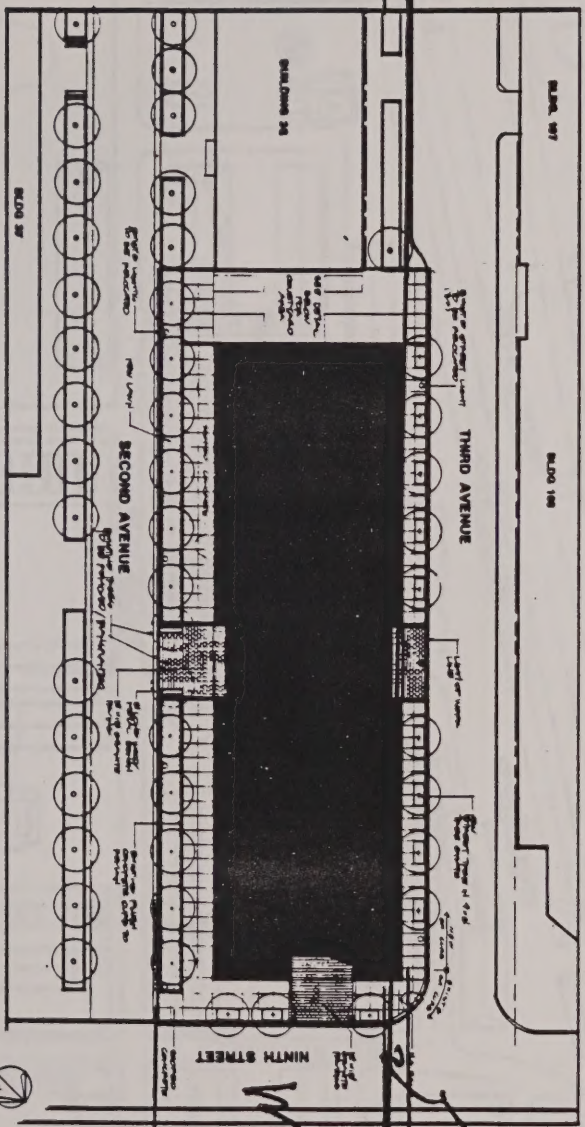
NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That PARCEL 150 ASSOCIATES be, and hereby is, Finally Designated as Redeveloper of Parcel 150 in the Charlestown Navy Yard, Charlestown Urban Renewal Area.
2. That it is hereby determined that PARCEL 150 ASSOCIATES possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposition of said Parcel by negotiation is the appropriate method of making the property available for redevelopment.
4. That the Director be authorized to petition the Public Improvements Commission (PIC) to discontinue a portion of Third Avenue in the Charlestown Navy Yard.

5. That the Final Working Drawings and Specifications submitted by PARCEL 150 ASSOCIATES for the development of Parcel 150 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications are be and hereby are approved.
6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).



ARMED SERVICES
Y.M.C.A.

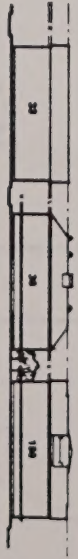


SITE PLAN LEGEND

- Building Footprint
- Parking Space
- Driveway
- Sidewalk
- Street
- Fence
- Landscaping
- Utility
- Other

SITE PLAN
SCALE 1" = 20'

SITE ELEVATION
NOT TO SCALE



LIST OF DRAWINGS

- A-1 FLOOR PLANS
- A-2 FLOOR PLANS
- A-3 FLOOR PLANS
- A-4 SOUTH ELEVATION
- A-5 ELEVATIONS
- A-6 ROOF PLANS/NORTH ELEVATION
- A-7 SECTION
- A-8 SECTION
- A-9 SECTION
- A-10 UNIT PLANS

BUILDING DATA

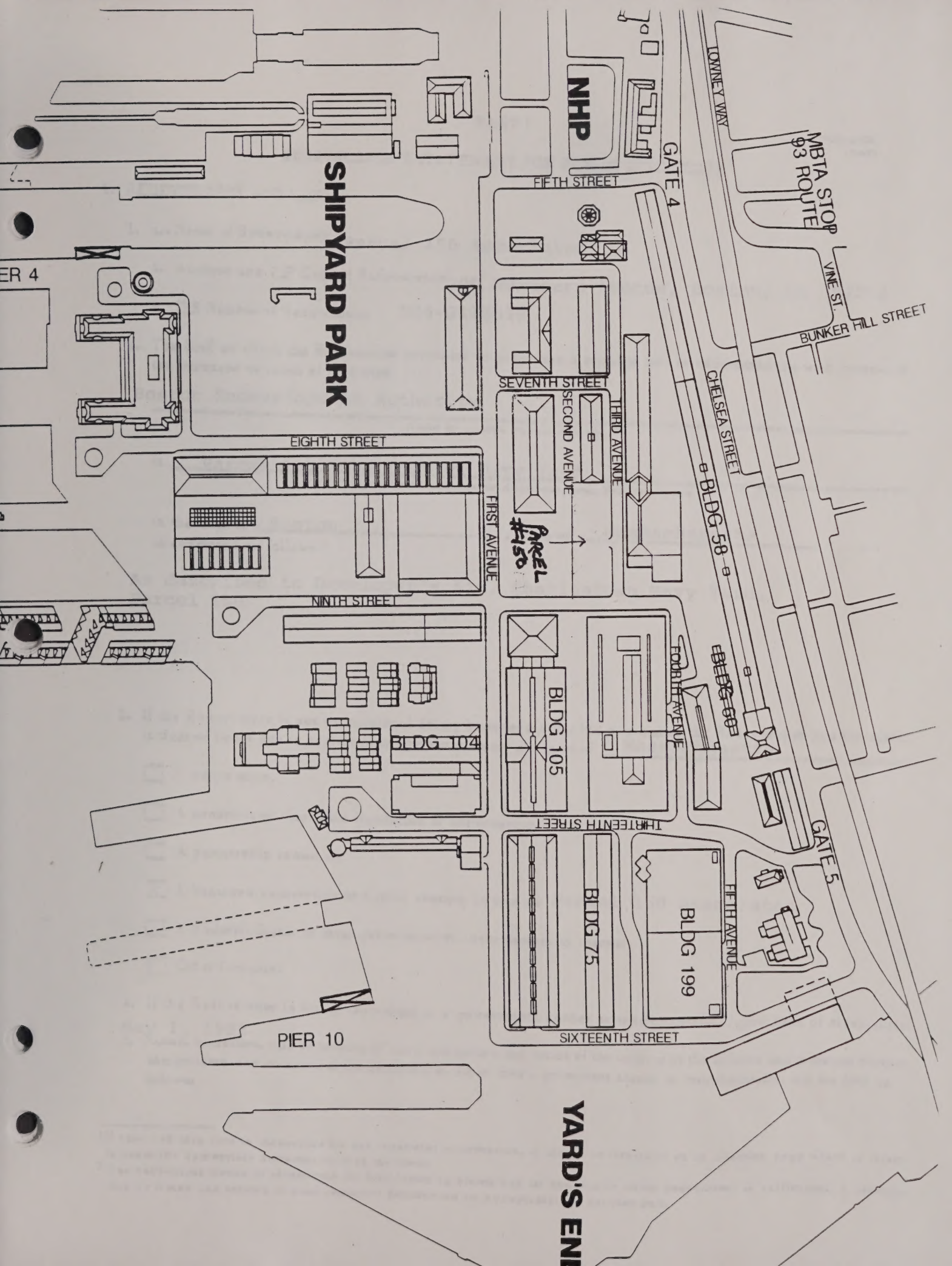
LOT SIZE 66,423 sq. ft.
BUILDING DIMENSION 111,174 sq. ft.
LOT COVERAGE 88%
OVERALL BUILDING AREA 14,344 sq. ft.
TOTAL FLOOR AREA 127,000 sq. ft.
UNIT TOTAL 127
NO. OF UNITS 127
NO. OF STORIES 3

The
HARTSON
Company, Inc.

Architects

PROPOSAL FOR SITE 150 CHARLESTOWN NAVY YARD

J. W. FRENCH ASSOCIATES, INC.
80 MAIN STREET CHARLESTOWN, MA 02129
ARCHITECTS
617-245-7022



SHIPYARD PARK

NHP

FIFTH STREET

GATE 4

MBTA STOP
93 ROUTE

VINE ST.

BUNKER HILL STREET

SEVENTH STREET

SECOND AVENUE

THIRD AVENUE

CHelsea STREET

BLDG 58

BLDG 608

FOURTH AVENUE

BLDG 105

THIRTEENTH STREET

BLDG 75

BLDG 199

FIFTH AVENUE

GATE 5

SIXTEENTH STREET

EIGHTH STREET

NINTH STREET

BLDG 104

PIER 10

YARD'S END

ER 4

PART I

HUD-4004
(9-80)

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a. Name of Redeveloper: Parcel 150 Associates
- b. Address and ZIP Code of Redeveloper: 300 Northern Avenue, Boston, MA 02210
- c. IRS Number of Redeveloper: E04-2115519
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is Parcel 150, Charlestown Navy Yard

(Name of Urban Renewal or Redevelopment Project Area)

is in the City of Boston, State of Massachusetts
is described as follows:

As described in Developer's Kit, Charlestown Navy Yard,
Parcel 150.

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of Massachusetts

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as
- ☒ A business association or a joint venture known as Parcel 150 Associates
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization
May 1, 1991

5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal member shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹ If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate number item on the form.

² Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>POSITION TITLE (If any) AND PERCENT OF INTEREST OR DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
Mass. Trustees of the International Committee of Young Men's Christian Association For Army & Navy Work, Inc., A Massachusetts Charitable Corporation and Parcel 150 Development Associates Limited Partnership, A Massachusetts Limited Partnership c/o NAGE Housing, Inc. 285 Dorchester Avenue, Boston, MA 02127	100% of Joint Venture owned by Joint Venturers

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper, or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper).

<u>NAME, ADDRESS, AND ZIP CODE</u>	<u>DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST</u>
E. A. Fish, 310 Wellesley Street, Weston, MA 02193	Owns 86% of 50% of the interest of Parcel 150 Development Associates Limited Partnership
NAGE Housing, Inc. 285 Dorchester Avenue Boston, MA 02127	Owns 100% of 50% of the interest of Parcel 150 Development Associates Limited Partnership

1. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:
See Attachment "A - Part 1"

8. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but only if land is to be redeveloped or rehabilitated in whole or in part for residential purposes.)

1. If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 8. In such case, the information referred to in this Item 8 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment ;
- b. Cost per dwelling unit of any residential redevelopment ;
- c. Total cost of any residential rehabilitation ;
- d. Cost per dwelling unit of any residential rehabilitation ;

2. a. State the Redeveloper's estimate of the average monthly rental (if to be rented) or average sale price (if to be sold) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

<u>TYPE AND SIZE OF DWELLING UNIT</u>	<u>ESTIMATED AVERAGE MONTHLY RENTAL</u>	<u>ESTIMATED AVERAGE SALE PRICE</u>
	\$	\$

See Pro Forms

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

John R. Yates, Jr., President, Armed Services YMCA,
Joint Venture, by his attorney James D. Masterman

I (We):

certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: May 9, 1991

Parcel 150 Associates

James D. Masterman

Signature

Attorney for Joint Venture

300 Northern Avenue, Boston, MA 02210

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.

² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

PART II

HUD-6004
(7-4-61)

REDEVELOPER'S STATEMENT OF QUALIFICATIONS AND FINANCIAL RESPONSIBILITY

(For Confidential Official Use of the Local Public Agency and the Department of Housing and Urban Development. Do Not Transmit to HUD Unless Requested or Item 4b is Answered "Yes.")

1. a. Name of Redeveloper: Parcel 150 Associates

b. Address and ZIP Code of Redeveloper: 300 Northern Avenue, Boston, MA 02210

2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority

(Name of Local Public Agency)

is Parcel 150 Charlestown Navy Yard

(Name of Urban Agency or Redevelopment Project Area)

is the City of Boston, State of Massachusetts
is described as follows:

As described in Developers Kits, Charlestown Navy Yard, Parcel 150

3. Is the Redeveloper a subsidiary of or affiliated with any other corporation or corporations or any other firm or firms?

☒ YES ☐ NO

If Yes, list each such corporation or firm by name and address, specify its relationship to the Redeveloper, and identify the officers and directors or trustees common to the Redeveloper and each other corporation or firm. See Answers to questions 5, 6, and 7 of Part I, Redevelopers Statement for Public Disclosure

4. a. The financial condition of the Redeveloper, as of _____, is as reflected in the attached financial statement.

(NOTE: Attach to this statement a certified financial statement showing the assets and the liabilities, including contingent liabilities, fully itemized in accordance with accepted accounting standards and based on a proper audit. If the date of the certified financial statement precedes the date of this submission by more than six months, also attach an interim balance sheet not more than 60 days old.)

Not applicable - new entity

b. Name and address of auditor or public accountant who performed the audit on which said financial statement is based:

None

5. If funds for the development of the land are to be obtained from sources other than the Redeveloper's own funds, a statement of the Redeveloper's plan for financing the acquisition and development of the land:
See Attachment "A-Part II"

6. Sources and amount of cash available to Redeveloper to meet equity requirements of the proposed undertaking

a. In bank:

NAME, ACCOUNT, AND ZIP CODE OF BANK

AMOUNT

See Attachment "A-Part II"

\$

b. By loans from affiliated or associated corporations or firms:

NAME, ACCOUNT, AND ZIP CODE OF LOANER

AMOUNT

\$

c. By sale of readily salable assets:

DESCRIPTION

MARKET VALUE

MORTGAGES OR LIENS

\$

\$

7. Names and addresses of bank references:

Peter McGowan, South Shore Bank
Quincy, MA

John Sullivan,
Boston, MA

8. a. Has the Redeveloper or (if any) the parent corporation, or any subsidiary or affiliated corporation of the Redeveloper or said parent corporation, or any of the Redeveloper's officers or principal members, shareholders or investors, or other interested parties (as listed in the responses to Items 5.5. and 7 of the Redeveloper's Statement for Public Disclosure and referred to herein as "principals of the Redeveloper") been adjudged bankrupt, either voluntary or involuntary, within the past 10 years? ☐ YES ☒ NO

If Yes, give date, place, and under what name.

- b. Has the Redeveloper or anyone referred to above as "principals of the Redeveloper" been indicted for or convicted of any felony within the past 10 years? ☐ YES ☒ NO

If Yes, give for each case (1) date, (2) charge, (3) place, (4) Court, and (5) action taken. Attach any explanation deemed necessary.

9. a. Undertakings, comparable to the proposed redevelopment work, which have been completed by the Redeveloper or any of the principals of the Redeveloper, including identification and brief description of each project and date of completion:

See Attached list of properties

- b. If the Redeveloper or any of the principals of the Redeveloper has ever been an employee, in a supervisory capacity, for construction contractor or builder on undertakings comparable to the proposed redevelopment work, name of such employee, name and address of employer, title of position, and brief description of work:

N/A

10. Other federally aided urban renewal projects under Title I of the Housing Act of 1949, as amended, in which the Redeveloper or any of the principals of the Redeveloper is or has been the redeveloper, or a stockholder, officer, director or trustee, or partner of such a redeveloper: Merchantile Way Associates, Dock Square Parking Associates, Ausonia Homes Associates

11. If the Redeveloper or a parent corporation, a subsidiary, an affiliate, or a principal of the Redeveloper is to participate in the development of the land as a construction contractor or builder:

N/A

- a. Name and address of such contractor or builder:

- b. Has such contractor or builder within the last 10 years ever failed to qualify as a responsible bidder, refused to enter into a contract after an award has been made, or failed to complete a construction or development contract?

If Yes, explain:

☐ YES ☒ NO

- c. Total amount of construction or development work performed by such contractor or builder during the last three years: \$ _____

General description of such work:

N/A

- d. Construction contracts or developments now being performed by such contractor or builder:

IDENTIFICATION OF
CONTRACT OR DEVELOPMENT

LOCATION

AMOUNT

DATE TO BE
COMPLETED

N/A

1. Submitting construction-contract bids of local contractor or builder

HUC-1006
(7-69)

AWARDING AGENCY

AMOUNT

DATE OPENED

N/A

12. Brief statement respecting equipment, experience, financial capacity, and other resources available to such contractor or builder for the performance of the work involved in the redevelopment of the land, specifying particularly the qualifications of the personnel, the nature of the equipment, and the general experience of the contractor

N/A

13. a. Does any member of the governing body of the Local Public Agency to which the accompanying bid or proposal is being made or any officer or employee of the Local Public Agency who exercises any functions or responsibilities in connection with the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

- b. Does any member of the governing body of the locality in which the Urban Renewal Area is situated or any other public official of the locality, who exercises any functions or responsibilities in the review or approval of the carrying out of the project under which the land covered by the Redeveloper's proposal is being made available, have any direct or indirect personal interest in the Redeveloper or in the redevelopment or rehabilitation of the property upon the basis of such proposal? ☐ YES ☒ NO

If Yes, explain.

14. Statements and other evidence of the Redeveloper's qualifications and financial responsibility (other than the financial statements referred to in item 4a) are attached hereto and hereby made a part hereof as follows:

CERTIFICATION

John R. Yates, Jr., President, Armed Services YMCA,

(We) Joint Venture, by his attorney, James D. Masterman

certify that this Redeveloper's Statement of Qualifications and Financial Responsibility and the attached evidence of the Redeveloper's qualifications and financial responsibility, including financial statements, are true and correct to the best of my (our) knowledge and belief.

Dated: _____

Dated: May 9, 1991

Parcel 150 Associates

Signature

Signature

Title

Attorney for Joint Venture

Title

300 Northern Avenue, Boston, MA 02210

Address and ZIP Code

Address and ZIP Code

1. If the Redeveloper is a corporation, this statement should be signed by the President and Secretary of the corporation; if an individual, by such individual; if a partnership, by one of the partners; if an entity not having a president and secretary, by one of its chief officers having knowledge of the financial status and qualifications of the Redeveloper.
2. Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statements or entry in a matter within the jurisdiction of any Department

DISCLOSURE STATEMENTS

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DISCLOSURE STATEMENT

Any person submitting a development proposal to the Boston Redevelopment Authority must truthfully complete this statement and submit it prior to being formally designated for any project.

1. Do any of the principals owe the City of Boston any monies for incurred real estate taxes, rents, water and sewer charges or other indebtedness?

No

2. Are any of the principals employed by the City of Boston? If so, in what capacity. (Please include name of agency or department and position held in that agency or department).

No

3. Have any of the principals previously owned any real estate? If so, where and what type of property?

See attached list regarding Edward A. Fish Associates/NAGE Housing Inc. - No/Armed Services YMCA - City Square, Charlestown, MA

4. Were any of the principals ever the owners of any property upon which the City of Boston foreclosed for his/her failure to pay real estate taxes or other indebtedness?

No

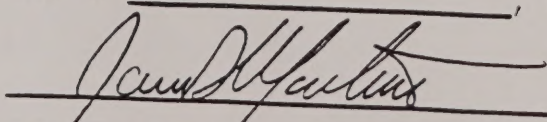
5. Have any of the principals ever been convicted of any arson related crimes currently under indictment for any such crimes?

No

6. Have any of the principals been convicted of violating any law, code, ordinance regarding conditions of human habitation within the last three (3) years?

No

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY THIS
9th Day of May, 1991

SIGNATURE: 

ADDRESS: James D. Masterman, attorney for Joint Venture
c/o Armed Services YMCA, 300 Northern Avenue, Boston, MA

§ 40J. Disclosure statements of persons having beneficial interest in real property.

No agreement to rent or to sell real property to or to rent or purchase real property from a public agency, and no renewal or extension of such agreement shall be valid and no payment shall be made to the lessor or seller of such property unless a statement signed under the penalties of perjury, has been filed by the lessor, lessee, seller or purchaser, and in the case of a corporation by a duly authorized officer thereof giving the true names and addresses of all persons who have or will have a direct or indirect beneficial interest in said property with the deputy commissioner of capital planning and operation. The provisions of this section shall not apply to any stockholder of a corporation the stock of which is listed for sale to the general public with the securities and exchange commission, if such stockholder holds less than ten percent of the outstanding stock entitled to vote at the annual meeting of such corporation.

A disclosure statement shall also be made in writing, under penalty of perjury, during the term of a rental agreement in case of any change of interest in such property, as provided for above, within thirty days of such change.

Any official elected to public office in the Commonwealth, or any employee of the division of capital planning and operations disclosing beneficial interest in real property pursuant to this section, shall identify his/her position as part of the disclosure statement. The Deputy Commissioner shall notify the State Ethics Commission of such names, and shall make copies of any and all disclosure statements received available to the State Ethics Commission upon request.

The Deputy Commissioner shall keep a copy of each disclosure statement received available for public inspection during regular business hours.

Added by St. 1980, c. 579, §12

1980 enactment - St. 1980 c. 579 §12 was approved July 16, 1980, and by §66 made effective July 1, 1981. See also note under §39A of this chapter.

Library References States 89. C.J.S §§ 145.149.150.

DISCLOSURE STATEMENT CONCERNING BENEFICIAL
INTEREST REQUIRED BY SECTION 40J OF
CHAPTER 7 OF THE GENERAL LAWS

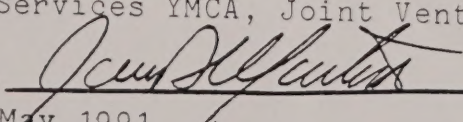
- (1) Location: Parcel 150, Charlestown Navy Yard
- (2) Grantor or Lessor: Boston Redevelopment Authority
- (3) Grantee or Lessee: Parcel 150 Associates
- (4) I hereby state, under the penalties of perjury, that the true names and addresses of all persons who have or will have a direct or indirect beneficial interest (including the amount of their beneficial interest accurate to within one-half percent) in the above-listed property are listed below in compliance with the provisions of Section 40J of Chapter 7 (see attached Statute).

NAME AND RESIDENCE OF ALL PERSONS WITH SAID BENEFICIAL INTEREST:

<u>NAME</u>	<u>ADDRESS</u>	<u>PERCENTAGE INTEREST</u>
Armed Services YMCA	300 Northern Avenue, Boston, MA 02210	Joint Venture with an
Parcel 150 Development Associates Limited Partnership	c/o NAGE Housing, Inc., 285 Dorchester Avenue, Boston, MA 02127	See attached "A attached, as to interest of partners

- (5) The undersigned also acknowledged and states that none of the above-listed individuals is an official elected to public office in the Commonwealth of Massachusetts, nor is an employee of the State Department of Capital Planning and Operations.

SIGNED under the penalties of perjury.
John R. Yates, Jr. President, Armed Services YMCA, Joint Venture,
by his attorney, James D. Masterman.

Signature: 

Date: 9 May 1991

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
VICTOR KAREN, DEPUTY DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: FINAL DESIGNATION OF REDEVELOPER, AND ASSOCIATED VOTE
FOR:
MASS PROJECT R-55, CHARLESTOWN URBAN RENEWAL
PLAN, CHARLESTOWN NAVY YARD, PARCEL # 150

EXECUTIVE
SUMMARY

MEMORANDUM REQUESTS APPROVAL OF:
FINAL DESIGNATION OF REDEVELOPER FOR PARCEL 150 IN THE
CHARLESTOWN NAVY YARD;

PERMISSION FOR THE DIRECTOR TO PETITION THE PUBLIC
IMPROVEMENTS COMMISSION (PIC) TO DISCONTINUE A PORTION
OF THIRD AVENUE.

Parcel 150 is a vacant 16,700 square foot parcel located between Second and Third Avenues at Ninth Street in the Charlestown Navy Yard. This parcel is one of the last significant parcels remaining within the Historic Monument District of the Charlestown Navy Yard.

On April 27, 1991 the Boston Redevelopment Authority Board authorized the advertisement of a Request For Proposal (RFP) on the Parcel. The Parcel was advertised in the Central Register on April 10, 1991 and in the Boston Herald on April 19 & 24, 1991. Proposals were received on May 10, 1991. Only one developer submitted a proposal.

The proposal was submitted by a development team known as Parcel 150 Associates, a joint venture. This team consists of the following:

- o The Armed Services YMCA of Boston,
- o Edward A. Fish Associates, Inc.,
- o NAGE Housing, Inc.,
- o Peabody Construction, Inc.
- o J.W. French Associates, Architects.

J.W. French, a Charlestown based architect, has designed a building which blends well with the other buildings in the Historic Monument District and allows the full range of YMCA programs to be presented. The building consists of 96,300 gross square feet of building on a site of 16,700 square feet. This building will replace the facility in City Square that was destroyed for construction of the CANA project and for years served the needs of both Charlestown and the military families in the area. The new building will provide 152 units of transitional housing for both military and civilian use. In addition, the building will house a gymnasium, fitness facility, a day care center and other programs historically provided by the YMCA.

The proposal has the added advantage of having complete financing in place in the amount of \$9,000,000 which has been appropriated by the Massachusetts General Court and an additional \$1,600,000 of marketable government securities currently held in a custodial account by the partners. If this project is approved by the Authority today, construction will begin in July. This project will not only create new construction jobs for Boston residents but also provide full time jobs upon completion.

It is therefore recommended that Final Designation be granted to Parcel 150 Associates as redeveloper of Parcel 150 in the Charlestown Navy Yard to construct a 96,300 square foot Army and Navy YMCA and the Director be authorized by the Authority to petition the Public Improvements Commission (PIC) of the City of Boston for discontinuance of a portion of Third Avenue in the Charlestown Navy Yard.

APPROPRIATE VOTE AND RESOLUTION FOLLOWS:

VOTED: That the Director be and hereby is, authorized on behalf of the Authority to petition the Public Improvements Commission (PIC) of the City of Boston to discontinue as a public way a portion of Third Avenue in the Charlestown Navy Yard.

VOTED: That the Authority hereby adopts the attached Resolution granting final designation to Parcel 150 Associates as the redeveloper of Parcel 150 in the Charlestown Urban Renewal Area.

5-22-91

Doc. # 5403

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: PAUL BARRETT, ASSISTANT DIRECTOR
VICTOR KAREN, DEPUTY DIRECTOR
ROBERT RUSH, DEPUTY DIRECTOR
HARBOR PLANNING AND DEVELOPMENT

SUBJECT: FINAL DESIGNATION OF REDEVELOPER, AND ASSOCIATED VOTE
FOR:
MASS PROJECT R-55, CHARLESTOWN URBAN RENEWAL
PLAN, CHARLESTOWN NAVY YARD, PARCEL # 150

EXECUTIVE
SUMMARY

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FINAL DESIGNATION OF REDEVELOPER FOR PARCEL 150 IN THE
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OF THIRD AVENUE.

Parcel 150 is a vacant 16,700 square foot parcel located between Second and Third Avenues at Ninth Street in the Charlestown Navy Yard. This parcel is one of the last significant parcels remaining within the Historic Monument District of the Charlestown Navy Yard.

On April 27, 1991 the Boston Redevelopment Authority Board authorized the advertisement of a Request For Proposal (RFP) on the Parcel. The Parcel was advertised in the Central Register on April 10, 1991 and in the Boston Herald on April 19 & 24, 1991. Proposals were received on May 10, 1991. Only one developer submitted a proposal.

The proposal was submitted by a development team known as Parcel 150 Associates, a joint venture. This team consists of the following:

- o The Armed Services YMCA of Boston,
- o Edward A. Fish Associates, Inc.,
- o NAGE Housing, Inc.,
- o Peabody Construction, Inc.
- o J.W. French Associates, Architects.

J.W. French, a Charlestown based architect, has designed a building which blends well with the other buildings in the Historic Monument District and allows the full range of YMCA programs to be presented. The building consists of 96,300 gross square feet of building on a site of 16,700 square feet. This building will replace the facility in City Square that was destroyed for construction of the CANA project and for years served the needs of both Charlestown and the military families in the area. The new building will provide 152 units of transitional housing for both military and civilian use. In addition, the building will house a gymnasium, fitness facility, a day care center and other programs historically provided by the YMCA.

The proposal has the added advantage of having complete financing in place in the amount of \$9,000,000 which has been appropriated by the Massachusetts General Court and an additional \$1,600,000 of marketable government securities currently held in a custodial account by the partners. If this project is approved by the Authority today, construction will begin in July. This project will not only create new construction jobs for Boston residents but also provide full time jobs upon completion.

It is therefore recommended that Final Designation be granted to Parcel 150 Associates as redeveloper of Parcel 150 in the Charlestown Navy Yard to construct a 96,300 square foot Army and Navy YMCA and the Director be authorized by the Authority to petition the Public Improvements Commission (PIC) of the City of Boston for discontinuance of a portion of Third Avenue in the Charlestown Navy Yard.

APPROPRIATE VOTE AND RESOLUTION FOLLOWS:

VOTED: That the Director be and hereby is, authorized on behalf of the Authority to petition the Public Improvements Commission (PIC) of the City of Boston to discontinue as a public way a portion of Third Avenue in the Charlestown Navy Yard.

RESOLUTION OF THE BOSTON REDEVELOPER AUTHORITY RE: FINAL DESIGNATION OF PARCEL 150 ASSOCIATES AS REDEVELOPER, APPROVAL OF FINAL WORKING DRAWINGS AND SPECIFICATIONS, AND PROPOSED DISPOSITION OF PARCEL 150, AND AUTHORIZATION FOR DIRECTOR TO PETITION THE PUBLIC IMPROVEMENTS COMMISSION (PIC) TO DISCONTINUE A PORTION OF THIRD AVENUE IN THE CHARLESTOWN NAVY YARD, CHARLESTOWN URBAN RENEWAL AREA, PROJECT NO. MASS. R-55.

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loans and capital grants with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified project; and

WHEREAS,, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of projects with federal financing assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the PARCEL 150 ASSOCIATES has expressed an interest and submitted a satisfactory proposal for the development of Parcel 150 in the Charlestown Navy Yard; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 through 62H of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That PARCEL 150 ASSOCIATES be, and hereby is, Finally Designated as Redeveloper of Parcel 150 in the Charlestown Navy Yard, Charlestown Urban Renewal Area.
2. That it is hereby determined that PARCEL 150 ASSOCIATES possesses the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.
3. That disposition of said Parcel by negotiation is the appropriate method of making the property available for redevelopment.
4. That the Director be authorized to petition the Public Improvements Commission (PIC) to discontinue a portion of Third Avenue in the Charlestown Navy Yard.

5. That the Final Working Drawings and Specifications submitted by PARCEL 150 ASSOCIATES for the development of Parcel 150 conform in all respects to the Urban Renewal Plan for the Project Area, and that said Final Working Drawings and Specifications are be and hereby are approved.
6. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practical feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.
7. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).